WHAT TOWERS PAY

Canadian Cell Tower Lease Rents from Public Records

Register as of November 16, 2026 · Companion to rapiddeploy.ca/tower-rents/

The short answer. Published Canadian cell tower ground leases pay between **$6,000 and $20,000 per year**. Across the 16 rents in this register — council reports, board papers, a Crown rent schedule and sale listings, figure years 2010 to 2026 — the median is **$12,000 per year**. Every figure links the public document it came from.

How to read this register: a published municipal rent is evidence, not a promise about any private lease. Rents move with region, structure height, corridor, term and whether a second carrier uses the site. The only way to price a specific lease is to read that lease against records like these. Listing figures are the sellers' own representations, and the Ormstown figure is a disclosed proposal, not a concluded lease. No client or prospect lease figures are ever published here.

THE REGISTER

LOCATION	CARRIER	RENT (CAD)	TERM	YEAR	RECORD TYPE	SOURCE
Pickering, ON	Telus (TM Mobile)	**$20,000 per year** per site per year	10 years + 10-year extension	2010	Council report	https://corporate.pickering.ca/WebLink/DocView.aspx?id=90298&dbid=1&repo=PICKERING
Pickering, ON	Public Mobile	**$20,000 per year** per site per year	10 years + 10-year extension	2011	Council report	https://corporate.pickering.ca/WebLink/DocView.aspx?id=114330&dbid=1&repo=PICKERING
Mission (Mt. Mary Ann Reservoir), BC	Telus (TM Mobile)	**$20,000 per year** per site per year	four 5-year terms with market resets	2012	Commission report	https://abbotsford.civicweb.net/document/28170/
Saskatoon (Churchill Park), SK	SaskTel	**$16,893 per year** per site per year plus GST	10 years (Jun 1 2025 to May 31 2035)	2025	Council report	https://pub-saskatoon.escribemeetings.com/filestream.ashx?DocumentId=231489
Saskatoon (four city sites), SK	SaskTel	**$15,000 per year** per site per year	10 years, 2% annual increase	2024	Council report	https://pub-saskatoon.escribemeetings.com/filestream.ashx?DocumentId=231489
Central Huron, ON	Bell Mobility	**$15,000 per year** per site per year, increasing 3% each year	5 years	2015	Council report	https://centralhuron.civicweb.net/FileStorage/B3B0487E32B44790891A8E16379D53F6-Bylaw%2079-2015%20-%20Ag.%20w.%20Bell%20Mobility%20re%20cell%20tower.pdf

LOCATION	CARRIER	RENT (CAD)	TERM	YEAR	RECORD TYPE	SOURCE
Stayner (Township of Clearview), ON	Signum Wireless (tower company)	**$14,000 per year** per site per year plus HST	5 years from Aug 1 2020, auto-renewing 5-year terms, 10% increase every fifth year	2020	Council report	https://www.clearview.ca/sites/default/files/uploads/publications/by-law_20-42_lease_agreement_signum.pdf
Smithville, ON	Carrier not named in listing	**$12,000 per year** per site per year	5 years from Jun 1 2023 + three 5-year options, rent increases each extension	2023	Sale listing — seller's representation	https://amrealtygroup.idxbroker.com/idx/details/listing/d582/40771073
Duncan, BC	Telus	**$12,000 per year** per site per year ($1,000 per month)	9-year contract	2026	Sale listing — seller's representation	https://www.mjbraid.com/listing/1033233-4621-tipperary-rd-duncan-bc-v9l-6j5/brochure
Vancouver (Stanley Park Causeway), BC	Globealive (WIND Mobile)	**$11,500 per year** per site per year	5 years + three 5-year extensions	2011	Board report	https://parkboardmeetings.vancouver.ca/2011/111017/globealivecellularmanagement.pdf
Ormstown, QC	Bell	**$10,000 per year** per site per year	not stated	2026	Council disclosure — proposed, not a signed lease	http://ormstownobserver.ca/en/bell-tower-june10/
High River, AB	Rogers	**$10,000 per year** per site per year	5 years from May 1 2021, renewal options to 20 years, 15% increase at each 5-year extension	2021	Council report	https://highriver.civicweb.net/document/23112/Lease%20of%20Municipal%20Lands%20for%20Cell%20Tower.pdf?handle=2B96A0C4D5044F0FB786FD881817251F
Enfield, NS	Bell / Aliant	**$7,700 per year** per site per year	not stated	2026	Sale listing — seller's representation	https://www.kijiji.ca/b-land-for-sale/canada/cell-tower/k0c641l0
Assiginack (Manitoulin Island), ON	Carrier not named in listing	**$7,200 per year** per site per year	described as long term	2025	Sale listing — seller's representation	https://soldwell.com/real-estate/Assiginack-ON/15339-6-Highway-P0P-1N0-X12368935-9742692
Cambridge-Narrows, NB	Rogers	**$6,171 per year** per site per year plus HST	lease ends 2039	2025	Sale listing — seller's representation	https://www.findbusinesses4sale.com/commercial-listing/land-for-sale-nb129961-rte-cambridge-narrows-new-brunswick/
Vancouver (Stanley Park Causeway), BC	Rogers / Bell / Telus (existing sites)	**$6,000 per year** per site per year	generally 10 years + three 5-year options	2011	Board report	https://parkboardmeetings.vancouver.ca/2011/111017/globealivecellularmanagement.pdf

NOTES ON THE RECORDS

Pickering, ON — Telus (TM Mobile) ($20,000 per year, 2010): City of Pickering report PD 24-10: lease of city lands, Sideline 16 road allowance, 65 m tri-pole. Coordinates are community-level.

Pickering, ON — Public Mobile ($20,000 per year, 2011): City of Pickering report PD 26-11: lease of Country Lane road allowance. Staff noted terms consistent with the Telus lease (P001). Coordinates are community-level.

Mission (Mt. Mary Ann Reservoir), BC — Telus (TM Mobile) ($20,000 per year, 2012): Abbotsford/Mission Water & Sewer Commission WSC 72-2012: licence fee raised from $8,000 to $20,000 per year after staff review of market comparables. Coordinates approximate (33942 Cherry Ave, Mission).

Saskatoon (Churchill Park), SK — SaskTel ($16,893 per year, 2025): City of Saskatoon report FI2024-0805: lease extension for the existing 31.25 m tower at 1015 Wilson Crescent. Rent reset from $5,000 per year under the expiring lease to $16,892.68 per year (2024 base $15,000 with 2% annual increases, level-paid). Exact figure $16,892.68.

Saskatoon (four city sites), SK — SaskTel ($15,000 per year, 2024): Saskatoon council authorized four 10-year SaskTel leases at $15,000 per year with 2% annual increases, a non-market rate accepted given SaskTel Crown-corporation status. The same report records pre-2015 SaskTel leases at $5,000 to $8,000 per year depending on tower height.

Central Huron, ON — Bell Mobility ($15,000 per year, 2015): Municipality of Central Huron Bylaw 79-2015: Bell Mobility lease at $15,000 per year from start of construction, increasing 3% each subsequent year.

Stayner (Township of Clearview), ON — Signum Wireless (tower company) ($14,000 per year, 2020): Full ground lease published as the schedule to Clearview By-law 20-42 (5825 27/28 Sideroad, 15 m x 15 m, monopole). Section 4f revenue sharing: the Township also receives $200 per month for each carrier sublessee beginning with the second carrier on the site, $2,400 per year per additional carrier.

Smithville, ON — Carrier not named in listing ($12,000 per year, 2023): Listing 40771073: cell tower lease in place starting June 1 2023, rent begins at $12,000 per year and increases with each extension; owner may cancel at each renewal. Listing copy is the seller's representation.

Duncan, BC — Telus ($12,000 per year, 2026): MLS 1033233, 4621 Tipperary Rd: newly installed Telus tower provides $1,000 per month on a 9-year contract. Seller representation in listing copy.

Vancouver (Stanley Park Causeway), BC — Globealive (WIND Mobile) ($11,500 per year, 2011): Vancouver Park Board report, Oct 7 2011: two antenna sites on lamp standards; rent review at each term end.

Ormstown, QC — Bell ($10,000 per year, 2026): Proposed annual rent disclosed at the March 2 2026 council meeting for a proposed 36 m monopole on municipal lot 6 065 483; reported by the Ormstown Observer. Bell stated at the June 10 2026 session that the figure was covered by a confidentiality clause. Lease not yet signed at reporting date — shown as a disclosed proposal, not a concluded lease.

High River, AB — Rogers ($10,000 per year, 2021): Town of High River: lease of about 600 sq m of municipal land. Published revenue schedule: years 1-5 $10,000; 6-10 $11,500; 11-15 $13,225; 16-20 $15,208.75.

Enfield, NS — Bell / Aliant ($7,700 per year, 2026): Sale listing for 91 Timber Drive / 275 Enfield Road: property generating $7,700 per year through a lease agreement with Bell/Aliant for a cell phone tower. Asking $369,000. Listing copy is the seller's representation.

Assiginack (Manitoulin Island), ON — Carrier not named in listing ($7,200 per year, 2025): MLS X12368935, 15339 Highway 6, 340-acre farm: cell tower land lease of $7,200 annually. Seller representation in listing copy.

Cambridge-Narrows, NB — Rogers ($6,171 per year, 2025): MLS NB129961: 6.6-acre property with a Rogers cell tower lease paying $6,171 + HST yearly, lease ends 2039, portion of PID 45190089. Asking $100,000. Listing copy is the seller's representation.

Vancouver (Stanley Park Causeway), BC — Rogers / Bell / Telus (existing sites) ($6,000 per year, 2011): Same Park Board report: six existing cellular installations on causeway lamp standards, two per carrier, each generating $6,000 per site per annum.

ALSO PUBLISHED: CROWN RENT SCHEDULES

Quebec's Crown land program sets reference rents for telecommunications towers at roughly $1,863 to $8,692 per year by zone (public-safety-only $351), indexed to CPI each April 1. Ontario's Crown land policy adds a co-location fee equal to zonal value when a second carrier joins a Crown-land site.

ANOTHER CARRIER ON YOUR TOWER?

Some Canadian tower leases include an additional-user or co-location fee. One published example: the Township of Clearview, Ontario ground lease (By-law 20-42, 2020) pays the township an extra $200 per month for each carrier sublessee beginning with the second carrier on the site — $2,400 per year per additional carrier. Under Canadian network-sharing arrangements, a second carrier can also use a tower without adding visible equipment, so the change may not be visible from the ground. Whether a fee is owed, and since when, turns on the clause in your own lease.

YOUR LEASE IS A RECORD TOO

If a tower stands on your land, or a carrier has approached you, the published record is the comparison set — your lease is the document that has to be read against it.

Landowner evaluations from $1,500 · info@rapiddeploy.ca · rapiddeploy.ca/landowners/

Compiled from public records by Rapid Deploy Technologies Inc., Qualicum Beach, BC. This register is information, not advice about any specific lease.